



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 10

1200 Sixth Avenue, Suite 900
Seattle, WA 98101-3140

OFFICE OF
ENVIRONMENTAL CLEANUP

9 September 2014

(b) (6)

Anchorage, AK 99515

RE: Vapor Intrusion Mitigation Systems
Subarea II of the Fourth and Gambell Street Site
Anchorage, Alaska

Dear Mr. Miller:

On behalf of the United States Environmental Protection Agency (EPA), Ahtna Engineering Services, LLC. (Ahtna) installed passive vapor intrusion (VI) mitigation systems in four residential buildings at the Fourth Avenue and Gambell Street Site (Site) located in Anchorage, Alaska. Two of the four buildings are owned by you: 710 E. 3rd Avenue and 720 E. 3rd Avenue.

The VI systems were installed to reduce tetrachloroethene (PCE) vapors below the Alaska Department of Environmental Conservation (ADEC) PCE target level for residential indoor air. Field screening of indoor air was performed at the four buildings to determine concentrations of PCE before and after installation of VI mitigation systems. The results of pre- and post-mitigation sampling, as discussed in the enclosed technical memorandum, indicated that PCE concentrations remained above the ADEC target level for residential indoor air at 720 E. 3rd Avenue, while PCE concentrations in 710 E. 3rd Avenue were below the ADEC target level during both pre- and post-mitigation sampling events.

EPA is proposing to modify the existing VI mitigation system at 720 E. 3rd Avenue to reduce PCE concentrations below the ADEC target level for residential indoor air. The modification would consist of installing a small extraction fan in each of two extraction lines, including hook up of electrical power to the fans from the homeowner's circuit boxes, provided that you (1) maintain the fans in accordance with the manufacturer's instructions and warranty, and (2) pay the incremental increase in your electric utility bill due to operation of the fans (estimated at about \$14 per month). If you are unwilling to maintain the fans as described above and/or are unwilling to pay the incremental increase in your electricity bill, EPA will not modify the existing system and will take no further action based on current site circumstances.


Please indicate whether you accept or decline the offer to modify the existing VI mitigation system at the bottom of this letter, and return the original letter to me in the enclosed stamped envelope no later than 19 September 2014. Please ensure you

make a copy of this letter for your records. Someone from EPA will contact you to confirm receipt of your response and to coordinate the modification should you agree to have the work performed.

Please do not hesitate to contact me or Bob Whittier with any questions you may have regarding this letter. I can be reached by telephone at 208.651.8709 or by email at liverman.earl@epa.gov and Bob can be reached by telephone at 907.271.3247 or by email at whittier.robert@epa.gov.

Thank you for your assistance in this matter.

Sincerely,

 EPA-FOSC-A00
for
Earl Liverman
Federal On-Scene Coordinator

Cc: Grace Hwang, EPA
Bob Whittier, EPA
Grant Lidren, ADEC

ACKNOWLEDGMENT

I understand the EPA will modify the existing vapor intrusion mitigation system provided that I (1) maintain the mitigation fans in accordance with the manufacturer's instructions and warranty, and (2) pay the incremental increase in my monthly electric utility bill due to operation of the fans. I also understand that the EPA will not modify the existing vapor mitigation system unless I accept these terms and that the EPA will take no further action based on current site circumstances.

☒ **ACCEPT** (b) (6)

Signature: _____

Date: 9-17-14

☐ **DECLINE**

Signature: _____

Date: _____